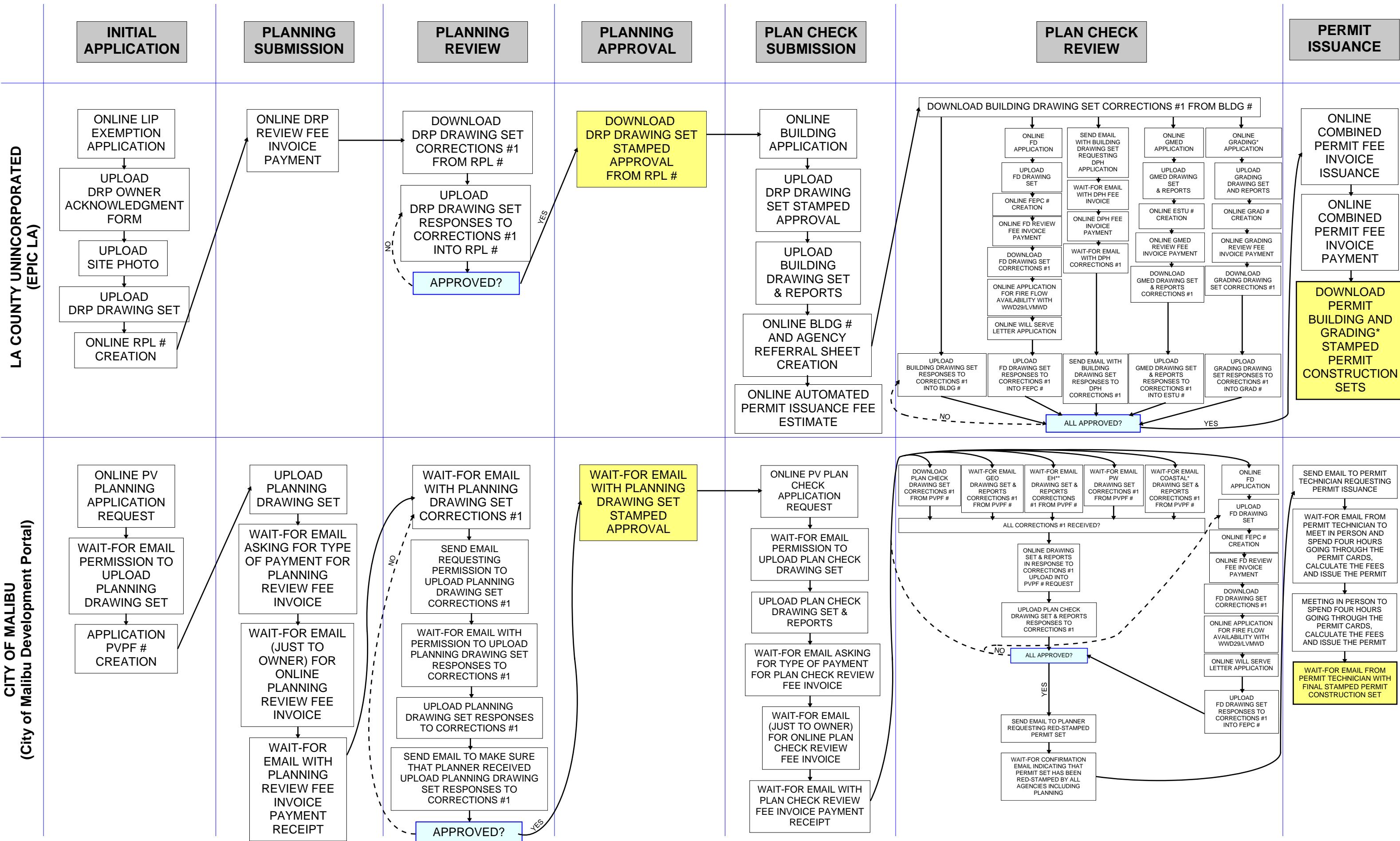


**CITY OF MALIBU PERMITTING SYSTEM
ANALYSIS PRESENTATION
2/16/2025**

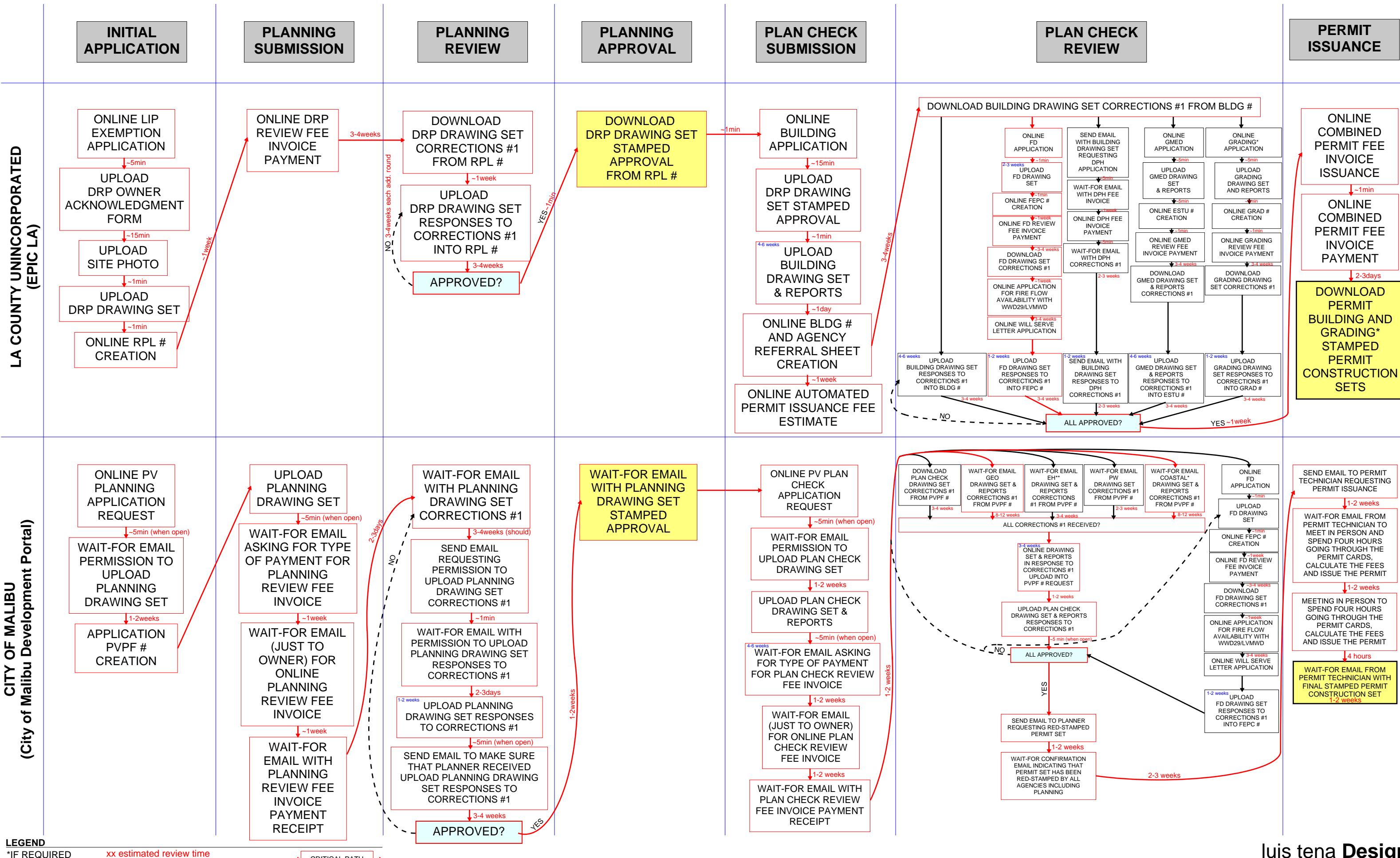
PERMIT APPLICATION FLOW CHART COMPARISON



*IF REQUIRED

**CASE BY CASE

PERMIT APPLICATION FLOW CHART COMPARISON - CRITICAL PATHS



LEGEND

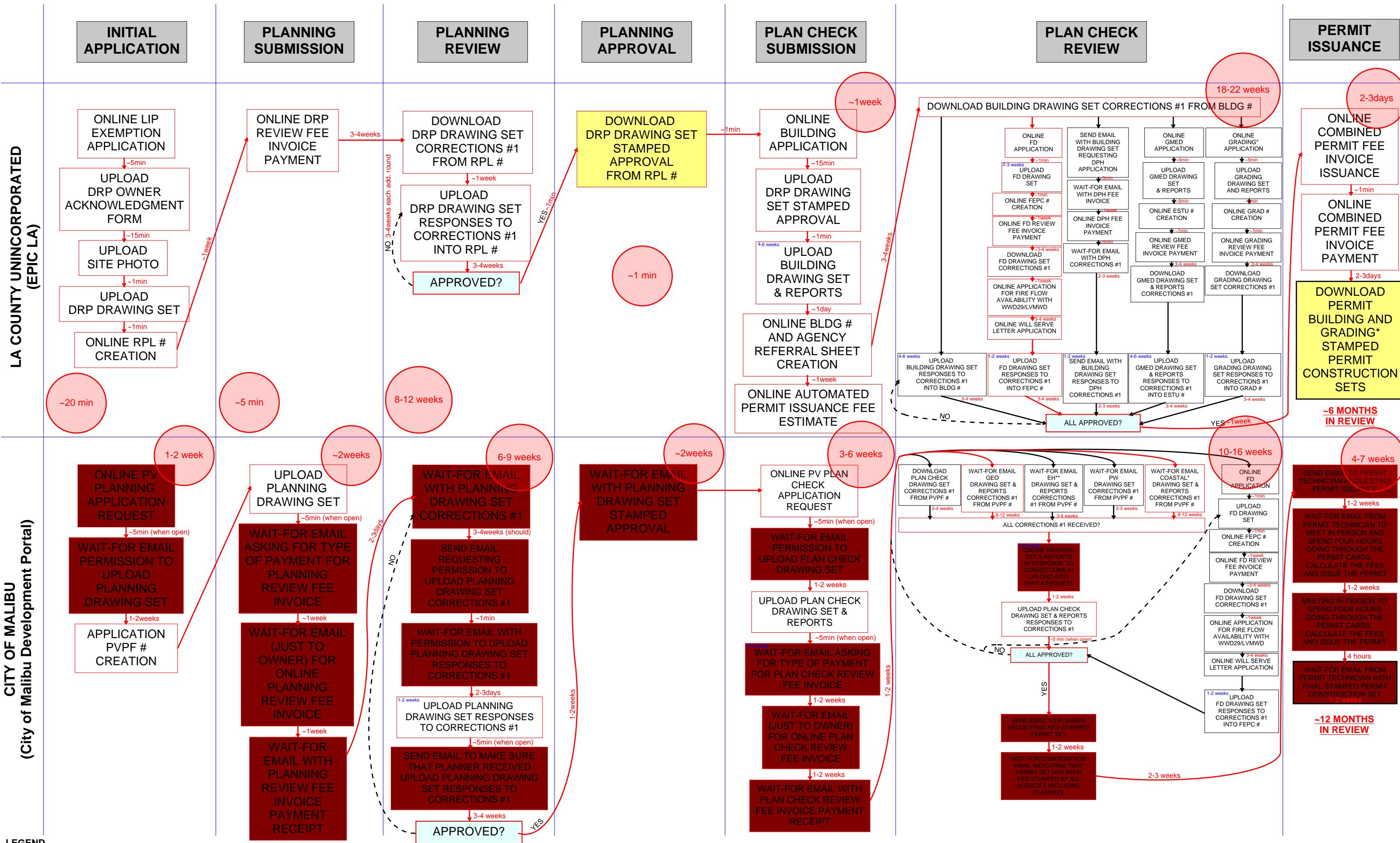
*IF REQUIRED xx estimated review time

**CASE BY CASE xx estimated professional production time

CRITICAL PATH →

luis tena Design

PERMIT APPLICATION FLOW CHART COMPARISON - CRITICAL PATHS AND REDUNDANCIES


LEGEND

*IF REQUIRED xx estimated review time

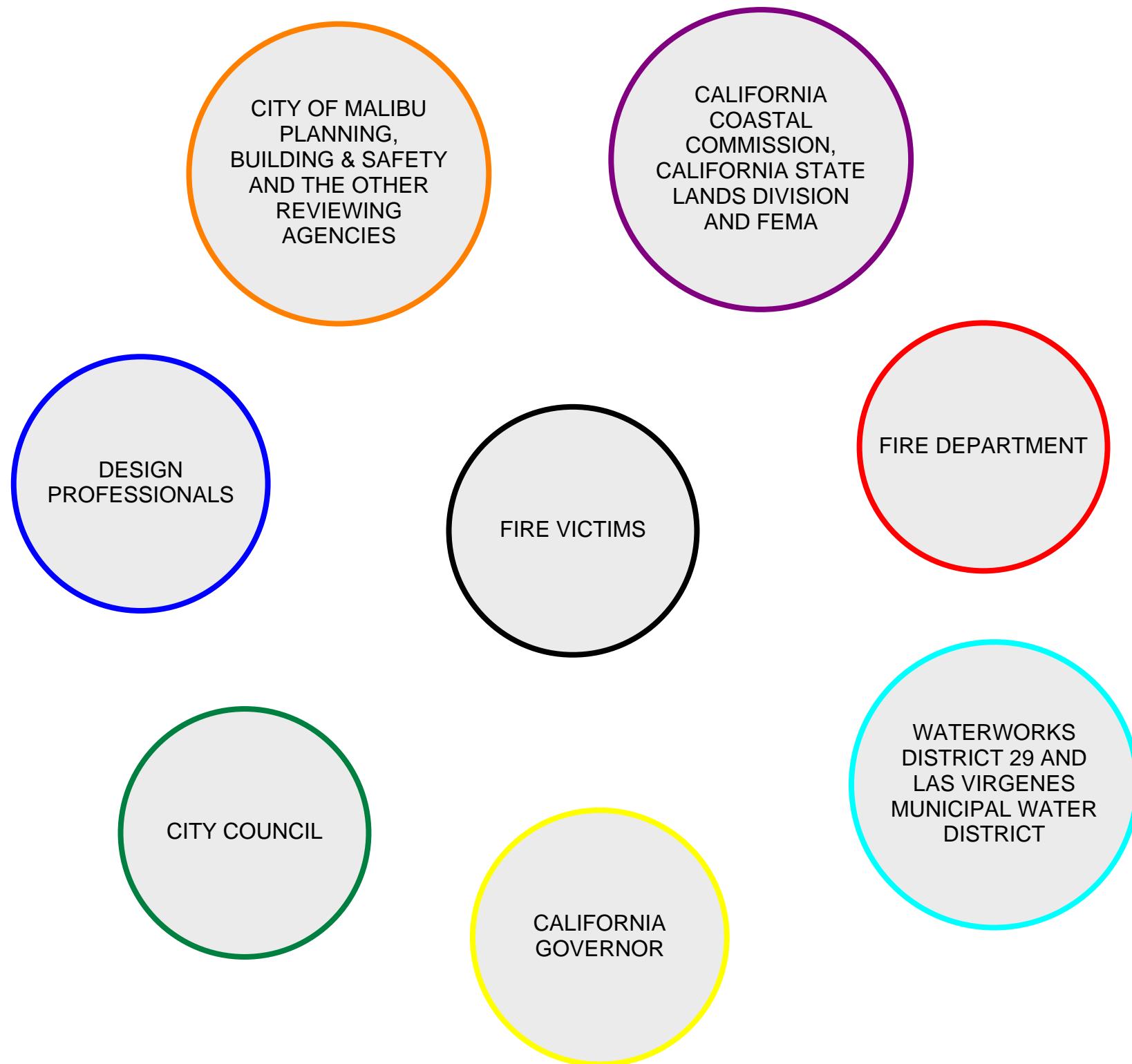
**CASE BY CASE xx estimated professional production time

CRITICAL PATH

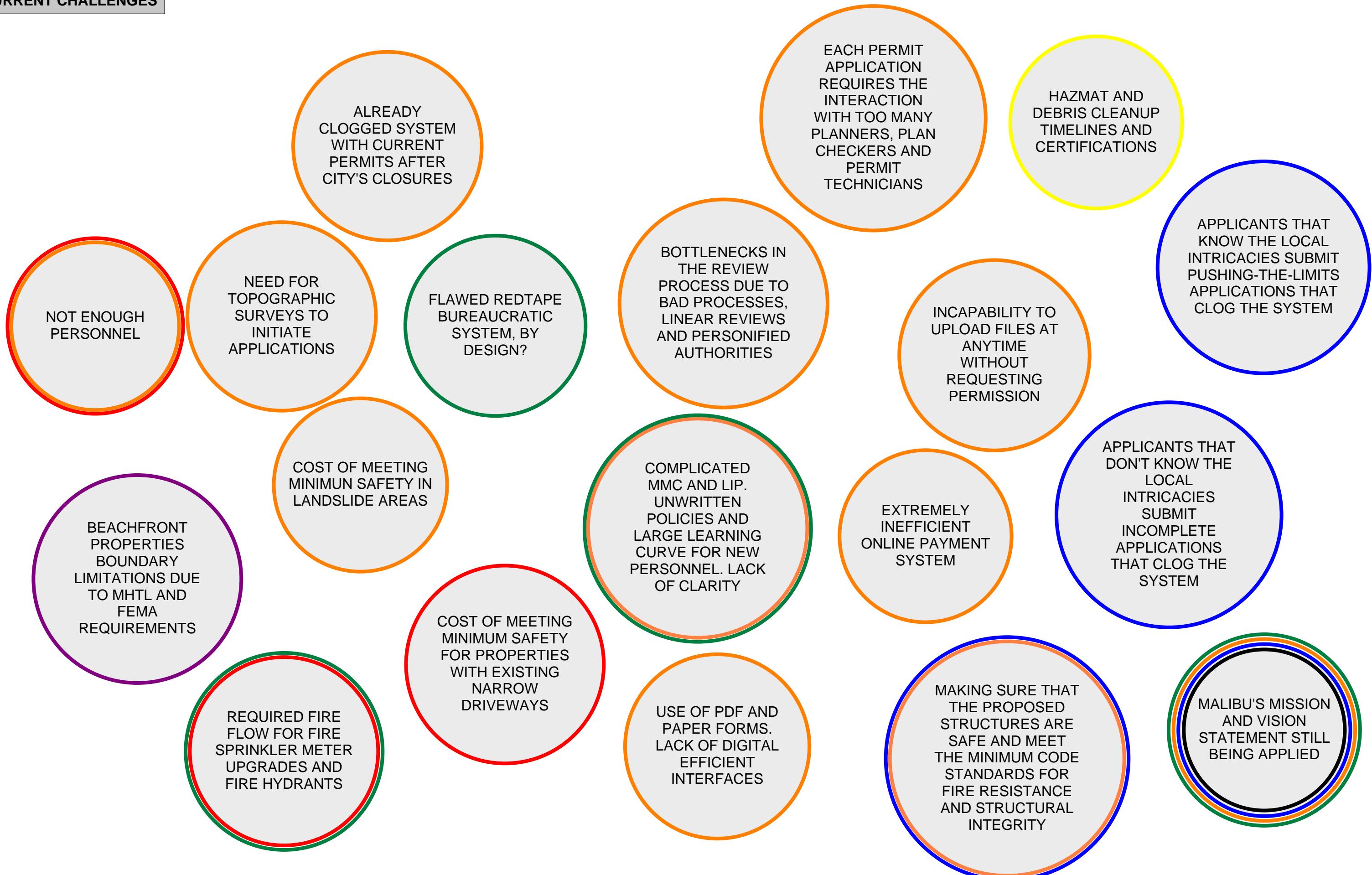
TASKS THAT COULD BE SIMPLIFIED/REMOVED IF USING EPC LA

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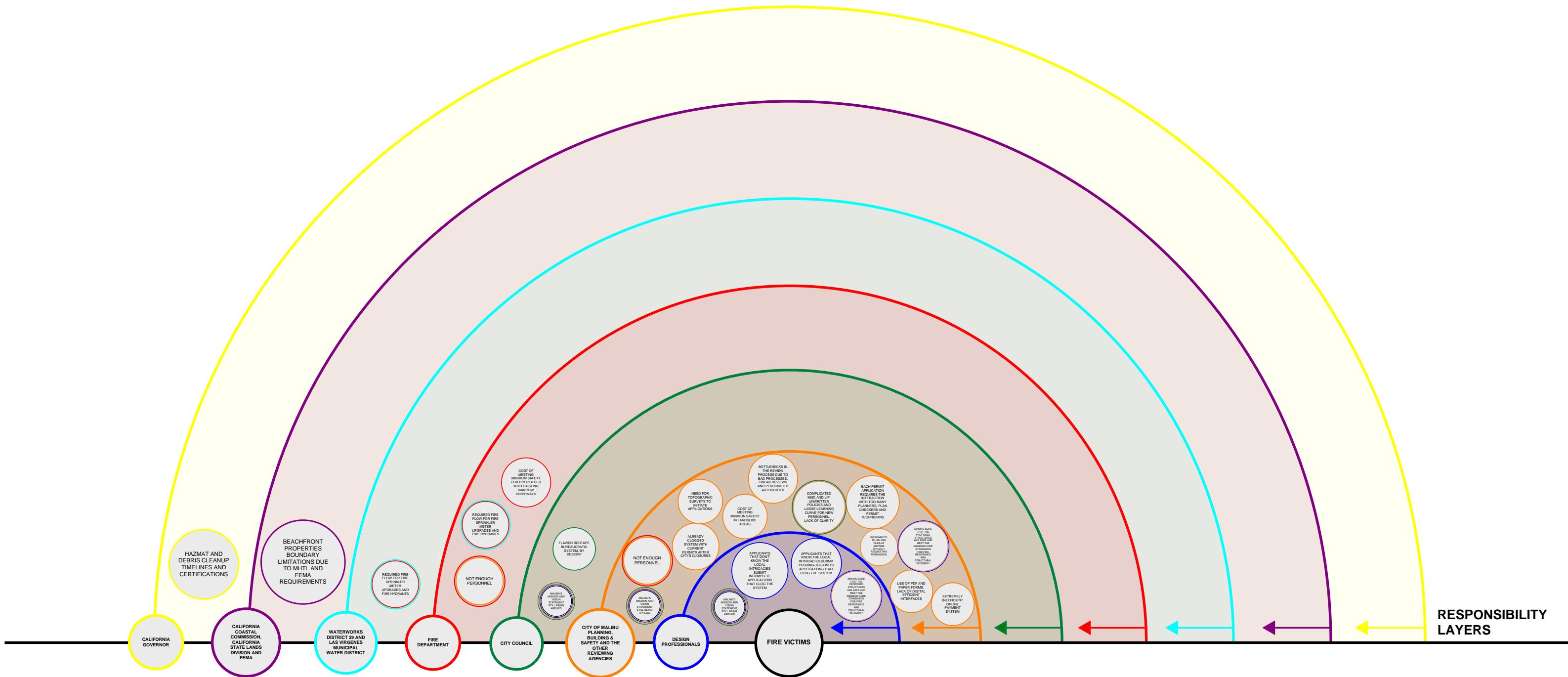
CURRENT KEY PLAYERS



CURRENT CHALLENGES



RESPONSIBILITY LAYERS



CONCLUSION AND PERSONAL PLEDGE

We, as design professionals, have a very important task and we need to see beyond our own interest and look for the benefit of the public first.

We have a flawed set of codes and rules, a very fragile environment to protect and large amount of fire victims that need our help rebuild their home as soon and safe as possible.

There are eight things that we can do, as design professionals, to help improve this process:

1. Stay well informed;
2. Communicate well with our clients and create realistic expectations since the beginning of the process;
3. Prioritize fire victims and say NO to clients trying to take advantage of the situation;
4. Educate our clients in the Mission and Vision Statement and propose projects that do NOT push the limits;
5. Be thorough with our submittal to prevent additional unnecessary reviews;
6. Do not play the mafia game and help design professionals not familiar with Malibu. This will help the fire victims;
7. Provide constructive feedback to the department reviewers;
8. Be team players and try to work together, not against each other. Let's put strong personalities behind and help the people that we have do a better job;

The City needs to implement better processes and create clear guidelines to accomplish the following low-hanging fruit objectives:

1. Need for less personnel. If we have better processes, less personnel will be required for each permit application review, limiting the human need and error factor;
2. Limit the need to meet in person. The more digital, the more efficient;
3. Limit the need to send emails and request permission for everything. Digital platforms run 24/7 with automated processes.
4. Remove unnecessary steps. This can be easily applied to form submissions, file uploads and fee invoice payments easily. EPIC LA does it already, and we need to use it for the Fire Department Fire Flow and Will Serve Letter no matter what;
5. Implement parallel review processes and limit the linear review approach, like LA County does. It is up to the applicant to make sure the drawings are well coordinated;
6. Limit the bottle necks. Each department needs to truly delegate and don't burden the same person with the final approval for each single project. Clear guidelines need to be established for anyone on each department to be able to stamp the final plans, even if they were not the original reviewers. This will remove the delays when planners and plan checkers get sick or go on vacation, putting the application on hold.
7. Provide transparency and be clear on who's turn is for each review and make the waiting list order public;
8. Provide review time lines and stick to them, without excuses. LA County does this with EPIC LA;
9. Create GIS mapping indicating areas with landslides, coastal bluffs, critical MHTLs and low water flow pressure (this needs to be pushed by the Council with the Governor's office. The Fire Department won't give permits to properties with insufficient fire flow pressure);
10. Not require formal topographic stamped surveys until the final red stamp. Allow for parcel and topography data gathered from LA County GIS sources to get the ball rolling and not have to wait for the cleanups to be complete. I am developing a tool that will allow anyone to download a topographic 3d model of each parcel with the previous burned structure "box" to help initiate the process. I would be great if the City accepts this information for the Planning approval phase.

Now, some thinking out-of-the-box ideas based on my personal experience in Europe and what I've learned from the workshops with the LA County in La Alhambra last week:

1. Verification of previous existing structure size and height can be based on additional documents other than the County Tax Assessor Packet, like Google Earth, etc;
2. ADUs will be allowed to be permitted prior to the issuance of a Certificate for Occupancy of the main burnout structure. Malibu could look into this as a temporary permit to use the existing OWTS (if in good condition) to then have the bathroom abandoned once the main house is rebuilt;
3. Have the City create unified coastal engineering reports for the beach fronts and soils and geo reports for the landslide areas;
4. Only allow licensed architects to self-certificate IF they will have power to prevent the owner to obtain a CFO at the end of construction, to limit liability exposure (LA County is NOT accepting self-certification).
5. Allow for standardized design pre-approvals (please don't do ugly cookie-cutter boxes if you do this and reference the beautiful example of Crestwood Hills in Brentwood, but with resilient materials). LA County is accepting this.

Lastly, what I am NOT in support of:

1. Lists of professionals. This is conflict of interest and only helps the mafia approach. There has to be another way.
2. Addition of more layers of personnel or review committees: please NO. Like Mies van der Rohe said: LESS IS MORE. We live in 2025 and we are neighbors to Silicon Valley. Let's use more TECH and less people.
3. Separate sub-agencies only for the fire victims: big NO. This is just going to create mayhem. Let's keep the agencies where they are, but let's make them work better and prioritize fire victims. Maybe accept one normal application every five fire victim applications?
4. Instead of teaming up against them because we feel that they don't listen to us, let's show the planning and building and safety departments our support and work with them. Nobody is perfect, especially us, and we need to find a way to work together instead of playing behind-closed-doors games. We also need a City Manager and a Planning Director/Assistant...
5. If you are reading this, is because you have great experience working in Malibu. Please stop selling your self as someone "with connections" with the City. This is what we want to fight against. If we really want to help the City be better, it has to be better for everybody, not just us. We want people to hire us because of our design skills, not because we know how to navigate a flawed system. Let's fix the system for once and open it to the broad public. Malibu will have better buildings and the victims more options to choose from.